

PLANNING AND ZONING COMMISSION

July 18, 2006

7:00 P.M.

PURSUANT TO THE A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE PLANNING AND ZONING COMMISSION AND TO THE GENERAL PUBLIC THAT THE PLANNING AND ZONING COMMISSION WILL HOLD A MEETING OPEN TO THE PUBLIC ON **July 18, 2006, AT 7:00 P.M.**, IN THE COUNCIL CHAMBERS, 113 S. FIRST STREET, WILLIAMS, ARIZONA

AGENDA:

1. Workshop

7:10

a. Case FP-06-07 Highland Meadows West

Glenn Cornwell explained the developer is asking for 2 variances: one for the length of the cul-de-sac and one for having sidewalk only on one side of the street. He said most Highland Meadows subdivisions have sidewalks on both sides.

Karen Peters asked about engineering requirements and the width of the street. Mike Cowan asked about fire hydrants. The street is 52', and they moved one hydrant to the end of the cul-de-sac and widened the cul-de-sac to accommodate fire trucks.

b. Hillside Development Regulations

Glenn said he isn't sure of the status of these regulations. Brad said P&Z has already approved them and they need to go to Council for approval.

2. Call to Order

Brad Massey called the meeting to order at 7:15 p.m.

3. Roll Call:

☒ Chairman Massey

☒ Vice-Chair Peters

☐ Commissioner Barnes

☒ Commissioner Cowan

☒ Commissioner Kimball

4. Pledge of Allegiance

5. Adopt Agenda

6. Approval of Minutes of June 20, 2006

No minutes were provided so this item will go on next month's agenda.

7. Public Participation

NONE

8. Case FP -06-07 Highland Meadows West

a. Recess to Public Hearing

Meeting recessed to public hearing at 7:18 p.m. There was no public participation. Larry Pettinger, developer asked to have sidewalk on only one side to match Highland

Meadows IV; he had street lights on the same side as the sidewalk. The longer cul-de-sac is already approved by Council. He showed fire hydrant, mail boxes, and sidewalks on the map. He will stub out the water connection for future use.

b. Reconvene Regular Planning and Zoning Session

The regular session reconvened at 7:25 p.m.

c. Discussion and Decision

Brad said he prefers sidewalks on both sides. Karen said it is cleaner and the current code requires it. Developer agreed to put sidewalks on both sides.

Karen Peters moved to approve the Final Plat request by Larry Pittenger with the following conditions:

- Items of the DRT requirements must have satisfactory resolution, in writing, with City Staff
- Engineering requirements must be satisfied in writing.
- The development agreement must be signed prior to the issuance of building permits
- The cul-de-sac variance is approved
- P&Z recommends disapproval of the sidewalk variance as disapproval supports the existing code and provides continuity and quality for the future.

Mike Cowan seconded. Motion carried.

9. Applications for Commissioner (Planning and Zoning)

- a. Allen, Gene
- b. Baptist, William S.
- c. Fredrickson, Oscar W.
- d. Discussion and Recommendation to City Council

Karen asked to run the ad again and set up interviews. Mike moved to accept these 3 applications. Bob seconded. Discussion held. Motion failed with 3 nays and Mike voting aye.

Commission requested a special meeting on August 1, 2006 to conduct interviews.

10. Adjourn

Bob moved to adjourn. Mike seconded. Meeting adjourned at